

Board Meeting Stableridge Homeowner Association

Date: June 8, 2020

Time: 6:00PM

Update: Mr. Raso was called after the March 4, 2020 meeting as discussed and he is still very interested in being on the board. He will fill the vacant seat immediately.

Present: Mike Raso, Joe Bommarito, Jenna submitted a letter of resignation on May 17, 2020

Unfinished Business:

1. Shed on Carriage Crossing. We did send a certified letter of violation on May 12, 2020. Owner responded to us via email with a letter. He believes his shed does comply because it is a temporary structure and stated he has moved it with him 2 previous times. Our interpretation of temporary structures is based on a conversation with the City and they stated that temporary structure is defined as stated in the IRC that a temporary structure is one in place for less than 180 days. A discussion took place for a final decision. The shed is to be removed.

- 2.

New Business:

1. We received an email from an owner on Kelso about the HOA fence along Boschertown Rd. He stated that a portion of the fence has been taken down by the owner on the corner lot at Silvertrail with the install of his replacement 6' white vinyl fence. Joe went by the area and nothing appeared to be missing. He also checked on google earth from before the school administration building was built and the new fence was installed and the HOA fence is the same. An email and a photo were sent to concerned owner and he apologized for the email he sent.

2. We received a request for approval form submittal for a new black aluminum fence at 3325 Saddleridge. Their request has been printed out. They did not submit a plot drawing and the drawing submitted was vague so we requested via email additional information. No response and we sent another email on 6/2/2020 and Joe followed up with a phone call. He spoke to the owner who stated she was attempting to get a plot drawing and nothing had been done as of yet. A discussion about their request was had and it was decided that their request does fall within the acceptable requirements and will be approved upon receipt of the plot drawing.

3. We received an email with questions about a fence on Steeple Hill. The owner asked what was needed by the HOA to replace bad boards on his existing fence or if he decided to replace the fence. An email response was sent to him letting him know if he was replacing bad boards with the same type and size of material nothing was needed by the board. If his plan is to replace the entire fence with a new fence he would need to

submit a completed and signed “request for approval” form. He would also need to check with the City for their approval.

4. We received an email from 2 neighbors across the street from a home on Silvertrail about their white pickup being parked in front of the neighbors’ homes making it difficult for trash pickup and their inconvenience. They also mentioned the lack of maintenance to the property. An email was returned to the 2 neighbors indicating the HOA doesn’t have control of parked vehicles and perhaps a neighborly conversation will solve this concern. As for the property maintenance the board will look into this. The board reviewed Article VII (i) Care and Appearance of Premises.
5. We received a request for approval form for an in ground pool and replacement of their existing fence to a 6’ solid privacy fence at 3264 Saddleridge. After review the pool and the fence request are in compliance with the covenants and an email was sent advising this. Upon signing the request for approval form a copy will be provided to the homeowner.
6. We received an email complaint about a bucket garden on Seabiscuit. The complaint did have photos. The bucket garden is on the side of the home. The complaint says it is not attractive from the street view. An email was sent that the board would look into this and get back with them. The board reviewed Article VII (c), (i) Care and Appearance of the Premises. Letter sent and bucket garden removed.
7. We received an email from a resident on Goldtrail about a tree in the common ground. He stated the tree is about 7’ from his rear yard fence and is growing and leaning toward his fence. He has requested the tree be removed. An email response that the board would need to look into this.

Open Discussion:

1. Discuss the website:
2. The concern about the trees at the rear of a home on Kelso has been resolved. It has been determined that the trees are on their property and the maintenance of them is the owner responsibility. This was accomplished in April 2020 with a meeting with the owner.
3. The fence requirement for the in ground pool for the owners on Mango was resolved after a phone meeting in April. An agreement on the required 6’ solid privacy fence was approved and on 4/13/20 an addendum was added to their original submittal for approval. The request for approval was signed with a fence addendum and a copy was returned to the owner. The City approved their submitted plans for the 6’ solid privacy fence and they received a permit from the City on 4/17/20.

Adjournment: 7:45 pm